

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO,
CALIFORNIA DETERMINING THAT THE CITY'S ACQUISITION OF REAL
PROPERTY COMPRISED OF ASSESSOR PARCEL NUMBER APNs 0130-033-31
AND 0130-033-32, LOCATED AT 308 NORTH RIVERSIDE AVENUE, IS IN
CONFORMITY WITH THE CITY'S GENERAL PLAN PURSUANT TO GOVERNMENT
CODE SECTION 65402(a) AND EXEMPT FROM CALIFORNIA ENVIRONMENT
QUALITY ACT

WHEREAS, the City of Rialto has received an offer of purchase for real property
comprised of Assessor Parcel Numbers APNs 0130-033-31 and 0130-033-32 located at
308 North Riverside Avenue, Rialto, California, attached hereto as Exhibit A (Proposed
Acquisition); and

WHEREAS, Government Code section 65402(a) regulates government
acquisition of real property, mandating that prior to the acquisition of property, a
jurisdiction's Planning Commission report on the conformity of that action with the
jurisdiction's General Plan; and

WHEREAS, Resolution No. 2024-XX will constitute as the Planning Commission
report on the conformity to the General Plan; and

WHEREAS, the proposed acquisition of approximately 0.64 acres a land located
at 308 North Riverside Avenue, Rialto, California (the "Project") is necessary for the
future redevelopment of Downtown Rialto; and

WHEREAS, the Project is consistent with the objective goals and polices of the
General Plan; and

WHEREAS, the Project is exempt pursuant to Section 15061(b)(3) (General Rule
Exemption), of the California Environmental Quality Act; and

1 WHEREAS, the Planning Commission of the City of Rialto held a duly noticed
2 public meeting on November 6, 2024, at which time all interested parties were given full
3 opportunity to be heard and to be present; and

4 WHEREAS, the Planning Commission of the City of Rialto has reviewed the
5 purposed acquisition and has determined that the land acquisition conforms with the
6 General Plan.

7 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
8 Rialto as follows:

9 SECTION 1. The Planning Commission hereby specifically finds that all the facts
10 set forth in the recitals above of this Resolution are true and correct and incorporated
11 herein.

12 SECTION 2. The Planning Commission hereby finds that the acquisition of the
13 property is in conformance with the City's General Plan and is not a "project" pursuant
14 to the California Environmental Quality Act (CEQA) Section 15061(b)(3) (General Rule
15 Exemption), for an administrative action.

16 SECTION 3. The land conveyance of approximately 0.64 acres complies with the
17 objective goals of the General Plan; and

18 SECTION 4. Specifically, the land acquisition of approximately 0.64 acres is in
19 compliance with the following General Plan Goals:

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21 Goal 2-20: Require high-level quality multi-unit design, landscaping, and
22 architecture.

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24 Goal 2-21: Ensure high-quality planned developments in Rialto.

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26 Goal 2-5: Develop Downtown Rialto as a lively, pedestrian friendly district
27 typical of a small-town downtown, with a vibrant mix of residential, commercial,
28 civic uses, and transit-oriented development.

Exhibit "A"

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